

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

90 Wilson Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,335,000

Property Type

House

Suburb

Brunswick

Period - From

01/01/2025

to

31/03/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	23 Bishop St BRUNSWICK 3056	\$1,155,000	22/03/2025
2	33 Union St BRUNSWICK 3056	\$1,180,000	15/03/2025
3	7 Nash St BRUNSWICK 3056	\$1,250,000	28/02/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/05/2025 15:39



2 1 0

Property Type: House

Land Size: 159 sqm approx

Agent Comments

Comparable Properties



23 Bishop St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$1,155,000

Method: Private Sale

Date: 22/03/2025

Property Type: House

Land Size: 159 sqm approx



33 Union St BRUNSWICK 3056 (REI)

Agent Comments

2 1 -

Price: \$1,180,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)



7 Nash St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 -

Price: \$1,250,000

Method: Private Sale

Date: 28/02/2025

Property Type: House (Res)

Land Size: 133 sqm approx